

SPECIAL MEETING AGENDA

COUNCIL OF THE TOWN OF WARRENTON

Tuesday, February 15, 2005

7 p.m.

1. Call to order. Mayor George Fitch.
2. PUBLIC HEARING.

Comprehensive Plan Amendment, CPA #05-01. A request to amend the Future Land Use Map of the Town of Warrenton 2000-2025 Comprehensive Plan for property on Shirley Avenue behind the Warrenton Volunteer Fire Company (167 Shirley Avenue) to High Density Residential from the current designation of Public/Semi-Public which provides for community facilities. The change would accommodate the rezoning of the property for affordable housing of up to 98 dwelling units. The Comprehensive Plan recommends non-intensive uses such as schools with recreation areas, churches or buffer areas for use transitions. The proposed rezoning is not consistent with the Comprehensive Plan.

Zoning Map Amendment, ZMA #05-01. A request to change the zoning classification of property located on Shirley Avenue behind the Warrenton Volunteer Fire Company from PSP Public/Semi-Public to RMF residential Multi-Family for the purpose of constructing age-restricted affordable housing. The property contains 3.95 acres (GPIN #6984-13-7584) and is currently vacant. Surrounding zoning is R-10 Residential to the north and east and PSP Public/Semi-Public to the south and west (fire hall, school bus garage). The rezoning is proposal for up to 98 units of affordable housing based on the density bonuses provided for in Section 11-1 and in accordance with the regulations in Section 11-8 of the Zoning Ordinance. The Comprehensive Plan designates the area for non-intensive, public/semi-public uses which are not consistent with the proposal. The property is owned by Warrenton Volunteer Fire Co., Inc.

Special Use Permit #05-01. A request for a Special Use Permit in the RMF Residential Multi-Family District for affordable housing with exceptional design elements that allow additional development density. The use permit is for the exercise of specific site features that would provide for up to fifty percent (50%) added density to the site with a maximum density of 25 units per acre. The property is 3.95 acres (GPIN #6984-13-7584) and could produce a maximum of 98 dwelling units, if all applicable density bonuses are used. The property is owned by Warrenton Volunteer Fire Co., Inc.

3. Receive report of Board of Viewers for Solgrove Road abandonment (update to attached draft report to be provided).
4. Town Attorney – Warrenton Training Center Resolution (to be provided).
5. Adjourn.

